

Park Row



Oakwell Drive, Askern, Doncaster, DN6 0DA

Offers In Excess Of £120,000



MODERN KITCHEN** AMPLE OFF STREET PARKING**CLOSE TO LOCAL AMENITIES. This Semi Detached house is situated in Askern and briefly comprises: entrance hallway, lounge and kitchen. To the first floor are two bedrooms and bathroom. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS LOVELY FAMILY HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'











GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with two double glazed frosted panels leading into:

Entrance Hallway

5'3" x 3'5" (1.61m x 1.05m)

With central heating radiator, staircase gives access to the first floor accommodation and door leads through to:

Living Room

12'6" x 12'5" (3.83m x 3.80m)

uPVC double glazed window to the front elevation and central heating radiator. Feature fire with ornate surround, marble back and hearth. Further uPVC double glazed window to the side elevation, handy understairs storage cupboard, television point and door leads through to:

Breakfast Kitchen

12'6" x 7'8" (3.82m x 2.34m)

Having base and wall units in a high gloss cream finish with brushed steel handles, roll top laminated work tops with matching upstands. Tiling between units, single drainer sink with chrome mixer tap over. Four ring gas hob with matching splashback and electric extractor over with built-in downlighters. Fan assisted electric oven. Ceramic floor tiling, uPVC door gives access to side elevation with double glazed panel to the top half. Two uPVC double glazed windows over look the rear garden.

FIRST FLOOR ACCOMMODATION

Landing

With uPVC double glazed window to the side elevation, access to the loft and smoke alarm and doors leading off.

Bedroom One

11'5" x 9'3" (3.50m x 2.82m)

Central heating radiator, uPVC double glazed window to the front elevation and two built-in storage cupboards, one providing hanging and shelving space.

Bedroom Two

8'10" x 6'1" (2.70m x 1.86m)

Central heating radiator, uPVC double glazed window to the rear elevation.

Family Bathroom

5'10" x 5'10" (1.80m x 1.80m)

Having a modern white suite comprising: panel bath with chrome taps over and 'Mira' electric shower above, pedestal wash hand basin with chrome taps over and close coupled w.c. Chrome heated towel rail, tiled to ceiling height to all walls, electric extractor and uPVC double glazed frosted window to the rear elevation.

EXTERIOR

Front

Decorative pebbles with shrubs. Concrete driveway provides off street parking for multiple cars, PIR operated security flood light to the side and timber pedestrian access gate gives access down the side of the property which leads to the rear.

Rear

Fully enclosed with perimeter fence with patio area, lawned area and timber shed. Outside tap.

HEATING AND APPLIANCES.

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS.

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199



SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: Doncaster Council
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: MAINS
Heating: MAINS
Sewerage: MAINS
Water: MAINS

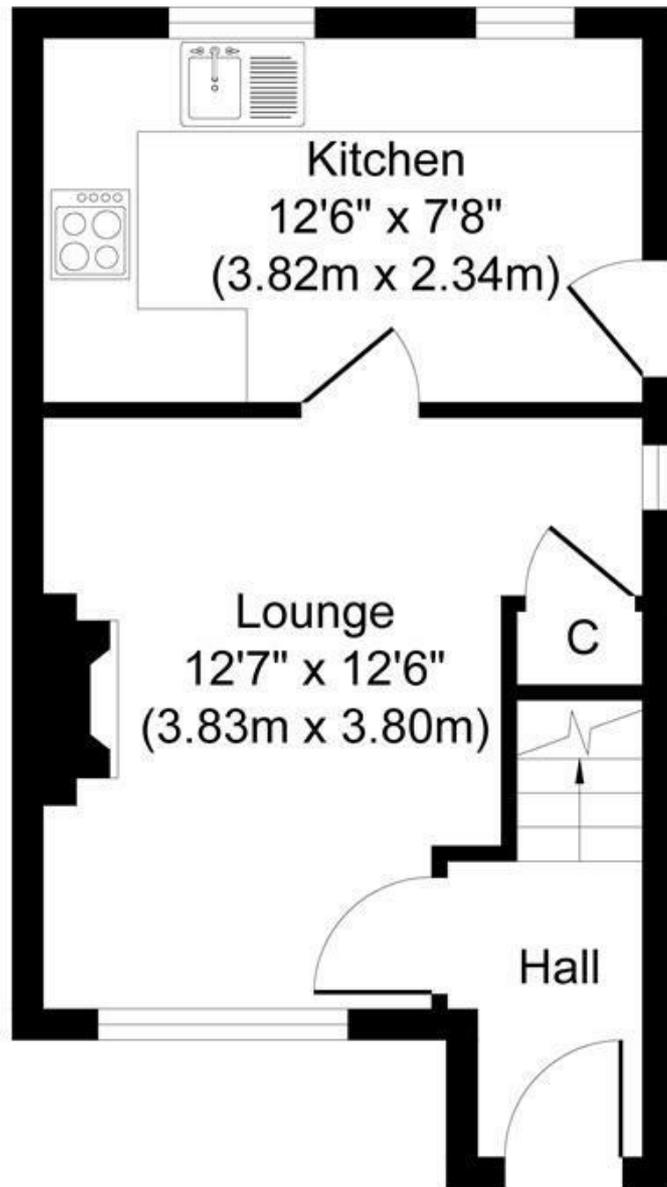
Broadband: ULTRAFast
Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS.

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

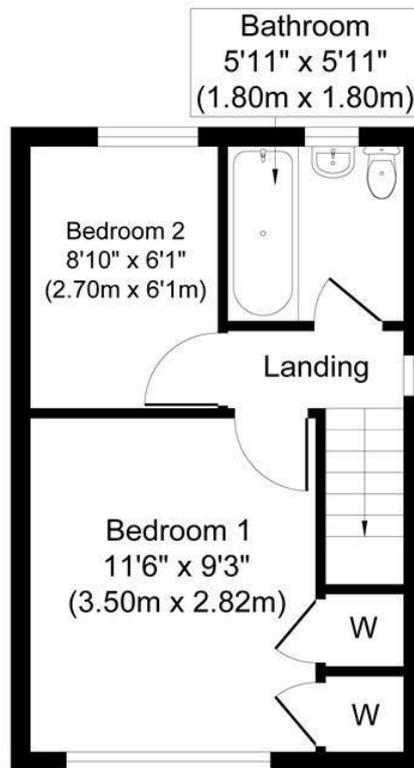




Ground Floor
Approximate Floor Area
267 sq. ft
(24.83 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
257 sq. ft
(23.83 sq. m)

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